



BK 5933PG335

Warranty Deed

David R. Lefebvre
of Waterville, Maine,
(being unmarried), for consideration paid,

012106

Kennebec County

grant to Central Maine Power Company, whose mailing address is
83 Edison Drive, Augusta, ME 04336
of Augusta, Maine,
with Warranty Covenants,
the land in Waterville,
Kennebec County, Maine.

TRANSFER
TAX
PAID

See Exhibit "A" which is hereto annexed and made a part hereof.

~~HOUSE OF THE GRANTOR, TO BE EXCLUDED FROM THE RECORDS OF THE~~

Witness my hand and seal this 30th day of April 19 99

Print
or type
name
beneath
signature

David R. Lefebvre

Sidney H. Geller

Witness

Witness

State of Maine, County of Kennebec

ss.:

April 30, 1999

Then personally appeared the above named David R. Lefebvre
and acknowledged the foregoing instruments to be my free act and deed.

Before me,

Sidney H. Geller

Print or type name

- ☐ Justice of the Peace
☒ Attorney at Law
☐ Notary Public

EXHIBIT A

Beginning at a point in the southeasterly corner of lot No. 48 shown on a plan of lots made by Ira E. Getchell and filed in Kennebec County Registry of Deeds, Plan Book No. 1, Page 5, which point is in the westerly line of land of the Maine Central Railroad and in the northerly line of Preble Street projected easterly 100 feet, thence extending southerly along the westerly line of land of the Maine Central Railroad 316 feet to land conveyed to Central Securities Corporation by Lewis G. Whipple, receiver of Horace Purinton Company, by deed dated September 23, 1930, recorded in Kennebec County Registry of Deeds, Book 675, Page 319; thence westerly by a 90 degree angle 215 feet to an iron pin set in the ground in land conveyed to Central Securities Corporation by Horace Purinton Company by deed dated October 30, 1919, recorded in said Registry, Book 579, Page 525, thence extending northerly parallel with and 215 feet distant westerly from the westerly line of land of the Maine Central Railroad a distance of 295 feet, more or less, to the southerly line of Preble Street as shown on said plan, thence easterly along the southerly line of Preble Street 116 feet, more or less, to the northwest corner of land formerly of Kennebec Gas & Fuel Company now of the Grantor, as shown on said plan; thence extending northerly along the westerly line of land conveyed by Horace Purinton Company to a former Grantor by deed dated April 8, 1926, recorded in said Registry, Book 629, Page 579, a distance of 51 feet to the southerly line of lot No. 48, thence extending easterly along the southerly line of lot No. 48 as shown on said plan a distance of 100 feet, more or less, to the point of beginning.

Excluded from the above-described premises, however, is a certain parcel thereof, conveyed to Maine Freightways by deed dated December 24, 1952, and recorded in Kennebec County Registry of Deeds, Book 922, Page 576 bounded and described as follows:

Beginning at an iron pin at the southeasterly end of the southwesterly line of Preble Street, thence northeasterly across the southeasterly end of said Preble Street, fifty-one (51) feet to an iron pin at the southeasterly end of the northeasterly line of said Preble Street, thence southeasterly along the southwesterly line of land of Maine Freightways, one hundred (100) feet to an iron pipe in the northwesterly line of land of the Maine Central Railroad Company; thence southwesterly along said northwesterly line of said Railroad Company forty-four (44) feet to an iron pin; thence northwesterly along land of the Grantor, one hundred and twenty-five hundredths (100.25) feet to the point of beginning.

Together with all rights and easements acquired by Augusta & Waterville Gas Company by deed from Central Maine Power Company dated May 21, 1949, and recorded in Kennebec County Registry of Deeds, Book 873, Page 518.

The aforesaid real estate is conveyed subject to the rights reserved to Central Maine Power Company in deed dated May 21, 1949, from Central Maine Power Company to Augusta & Waterville Gas Company and subject to any and all rights of way and easements, if any, as the same are set forth in recorded instruments in the Grantor's

chain of title. Also subject to an easement granted to the Kennebec Water District by Maine Gas & Appliances, Inc., twenty (20) feet in width, said easement being recorded in the Kennebec County Registry of Deeds Book 1532, Page 222.

69-8

Being the same premises conveyed to the within grantor by Warranty Deed of Magnum Development Corporation dated February 1, 1985, and which is recorded in the Kennebec Registry of Deeds in Book 2778, Page 233.

RECEIVED KENNEBEC SS.

1999 MAY -4 AM 9:00

ATTEST: *Norma Reed Mann*
REGISTER OF DEEDS